



## RAVENSWOOD, WIMBORNE ROAD, BOURNEMOUTH, DORSET, BH2

### OIEO £260,000 SHARE OF FREEHOLD

This exceptionally spacious first floor purpose-built apartment is situated in an enviable position being just a short walk from the excellent range of shops, bars, coffee shops and restaurants at Bournemouth Town Centre. The accommodation includes a large lounge diner with a westerly aspect balcony, a spacious kitchen breakfast room, two double bedrooms, an en-suite to the master bedroom and a garage. The award-winning sandy beaches are also nearby and viewing is highly recommended.

Two double bedrooms | En-suite to master bedroom | Spacious lounge diner | Westerly aspect balcony | Large kitchen breakfast room | Modern family bathroom | Garage | Short walk to Bournemouth Town Centre | Close to award winning beaches

Westbourne | 01202 767633 |

Winkworth





## LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.





## DESCRIPTION

The property is accessed through well maintained communal entrance hallways via secure telephone entry system where stairs lead to the first floor landing where the apartment can be found.

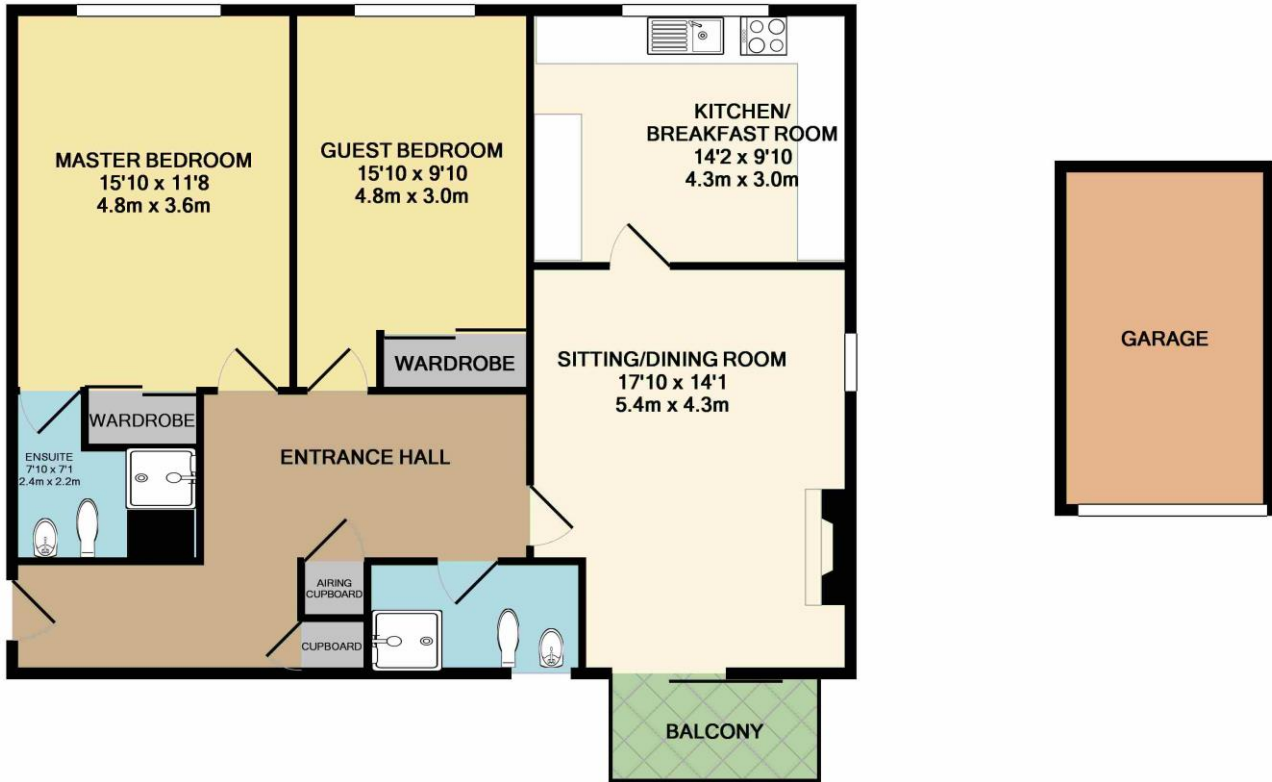
The entrance hallway gives an immediate feeling of space and houses two large storage cupboards and provides access to principal rooms. The lounge diner is a bright westerly aspect room with plenty of space to accommodate a dining table and chairs as well as a sofa suite and has a feature fireplace, a double aspect and a large westerly aspect patio door enjoying a pleasant outlook over the communal grounds and leads out onto the balcony.

From the lounge, a door leads into the kitchen breakfast room which is fitted with an extensive range of both floor and wall mounted cupboard and drawer units with adjoining wood effect work surface areas, a built in oven with an inset four ring gas hob over and a cooker hood above, space for a tall fridge freezer and space and plumbing for a washing machine. There is room in the kitchen to accommodate a table and chairs if required and there is also a breakfast bar area and a large window overlooking the rear aspect.

The master bedroom is an incredibly spacious room and has a large rear aspect window, a range of built-in wardrobes with sliding doors and an en-suite shower room comprising an inset shower cubicle with rain shower, a low-level WC and a pedestal wash hand basin. The second bedroom is another large double room, again with a rear aspect window and built in wardrobes. The family bathroom is fitted in a modern style and includes a panel enclosed bath with a wall mounted rain shower and glazed shower screen, a concealed cistern WC, a wall mounted wash hand basin with vanity unit beneath, a heated ladder style chrome towel rail and a front aspect obscure glazed window.

Outside, there are well maintained communal grounds to the front of the property and to the rear is an allocated garage and visitor parking.





TOTAL APPROX. FLOOR AREA 1078 SQ.FT. (100.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND: D**

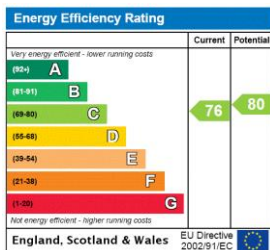
**TENURE:** Share of Freehold 978 year lease

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1800 per annum

## AT A GLANCE

- Two double bedrooms
- En-suite to master bedroom
- Spacious lounge diner
- Westerly aspect balcony
- Large kitchen breakfast room
- Modern family bathroom
- Garage
- Short walk to Bournemouth Town Centre
- Close to award winning beaches



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